

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Nick Eronko, Bungalow Revival for Terry Wheeler, owner

Property: 1620 Arlington Street, Lot 19, Block 114, Houston Heights Subdivision. The property includes a historic 1,817 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a 234 square foot one story addition and screened porch at the existing rear wall of the residence and install one new window on the west wall and a pair in the north wall of existing additions.

See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



1620 Arlington

INVENTORY PHOTO

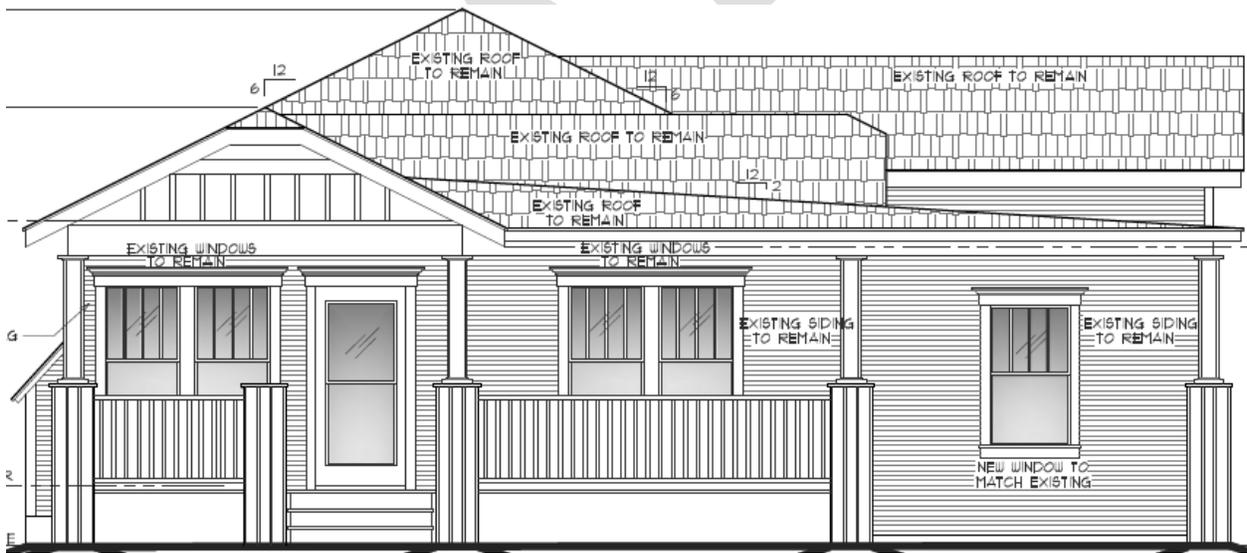


WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING

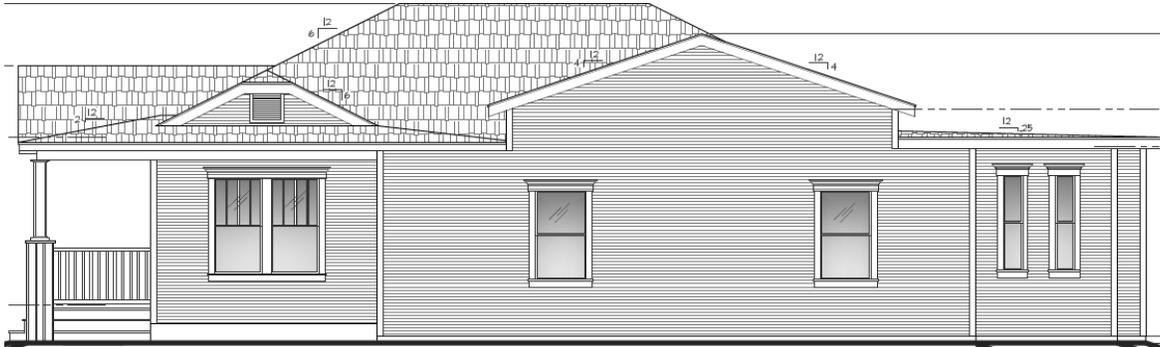


PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED

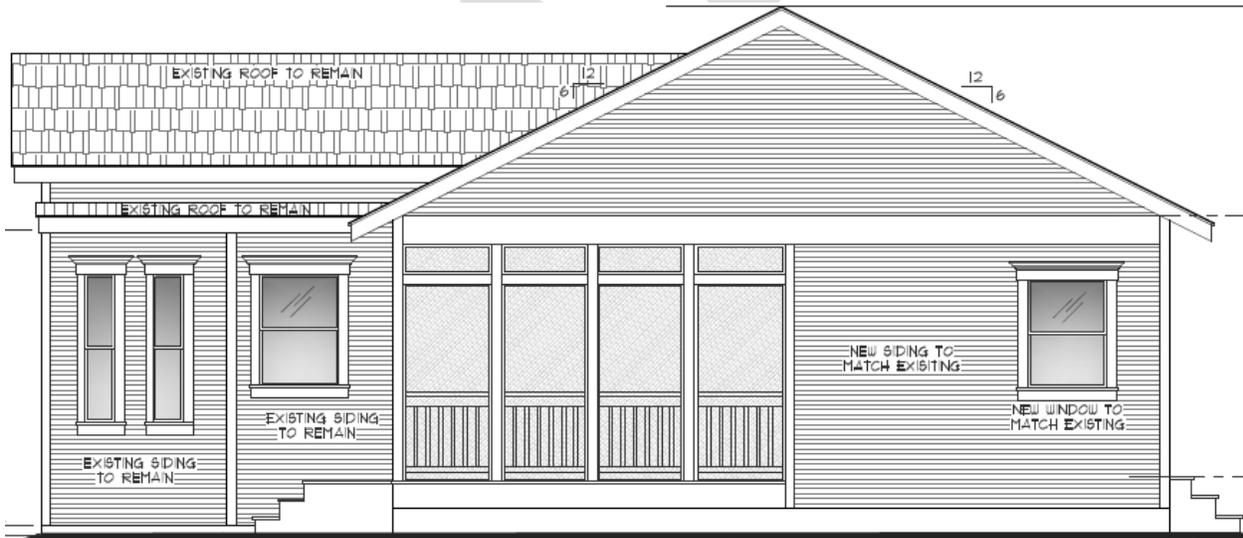


EAST (REAR) ELEVATION

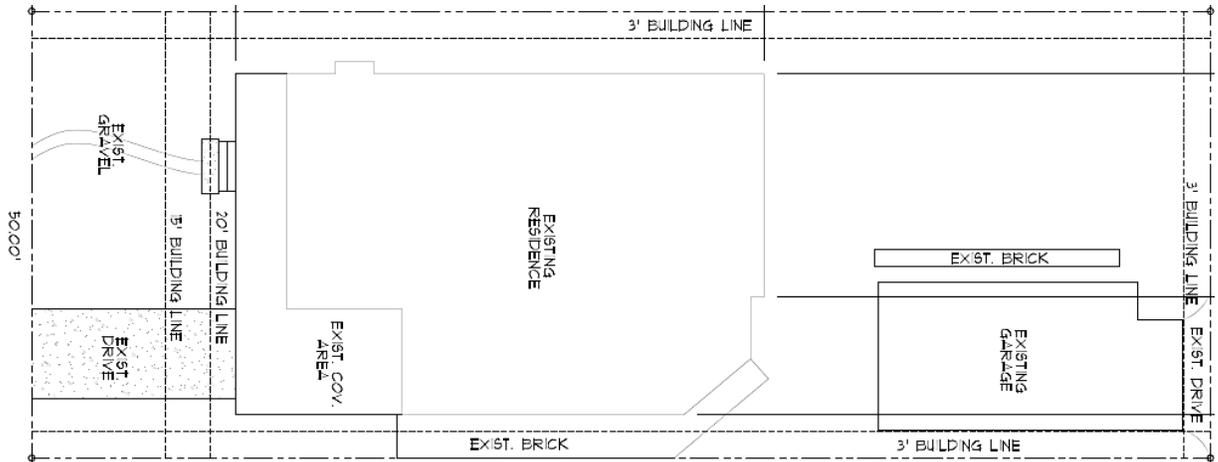
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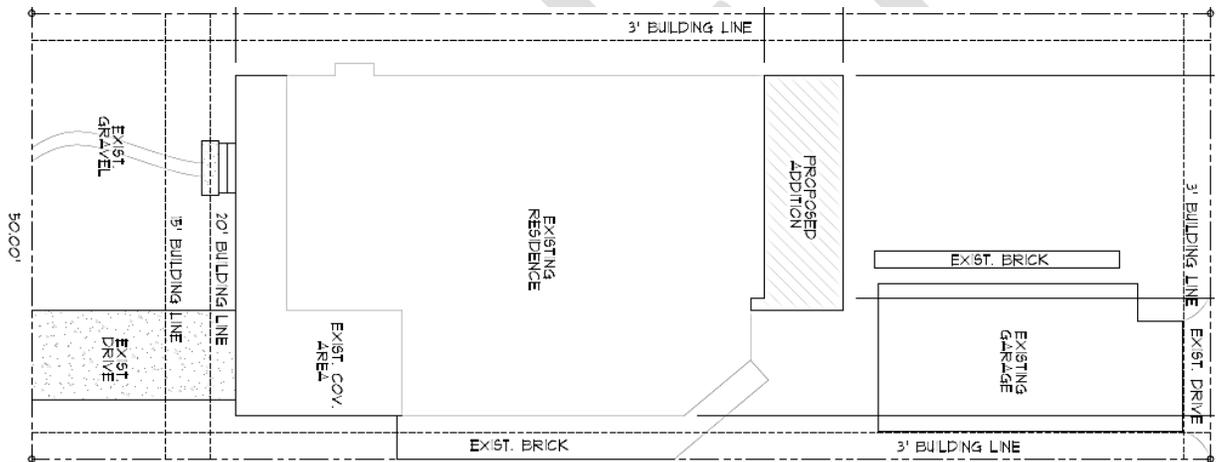
PROPOSED

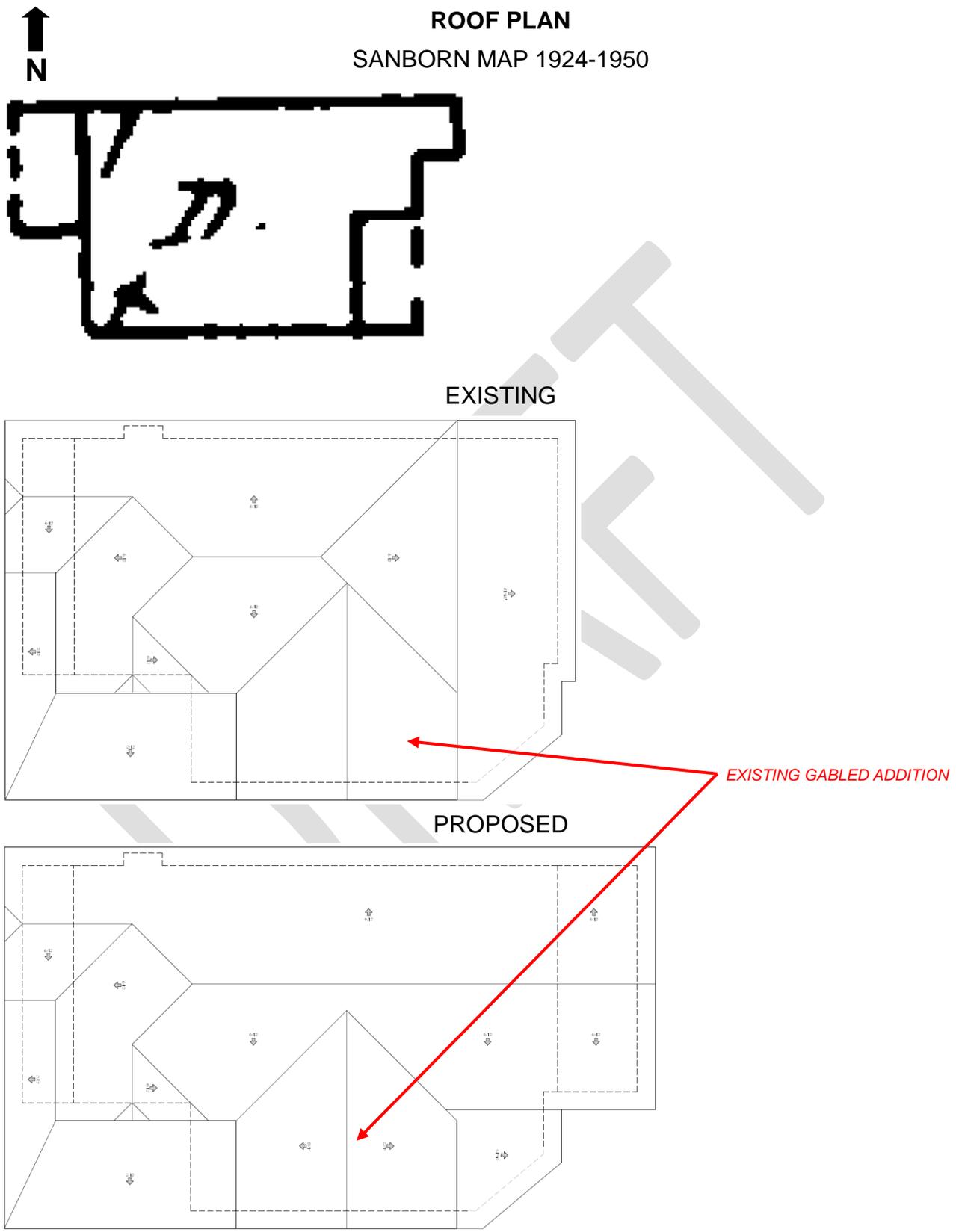


SITE PLAN
EXISTING



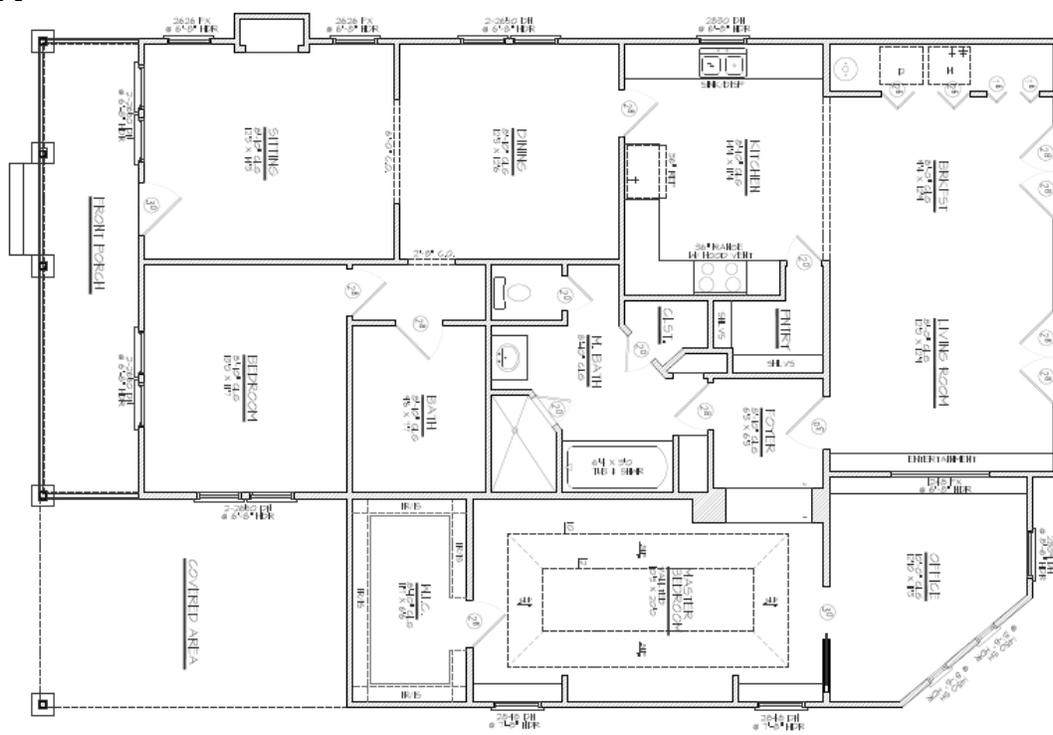
PROPOSED



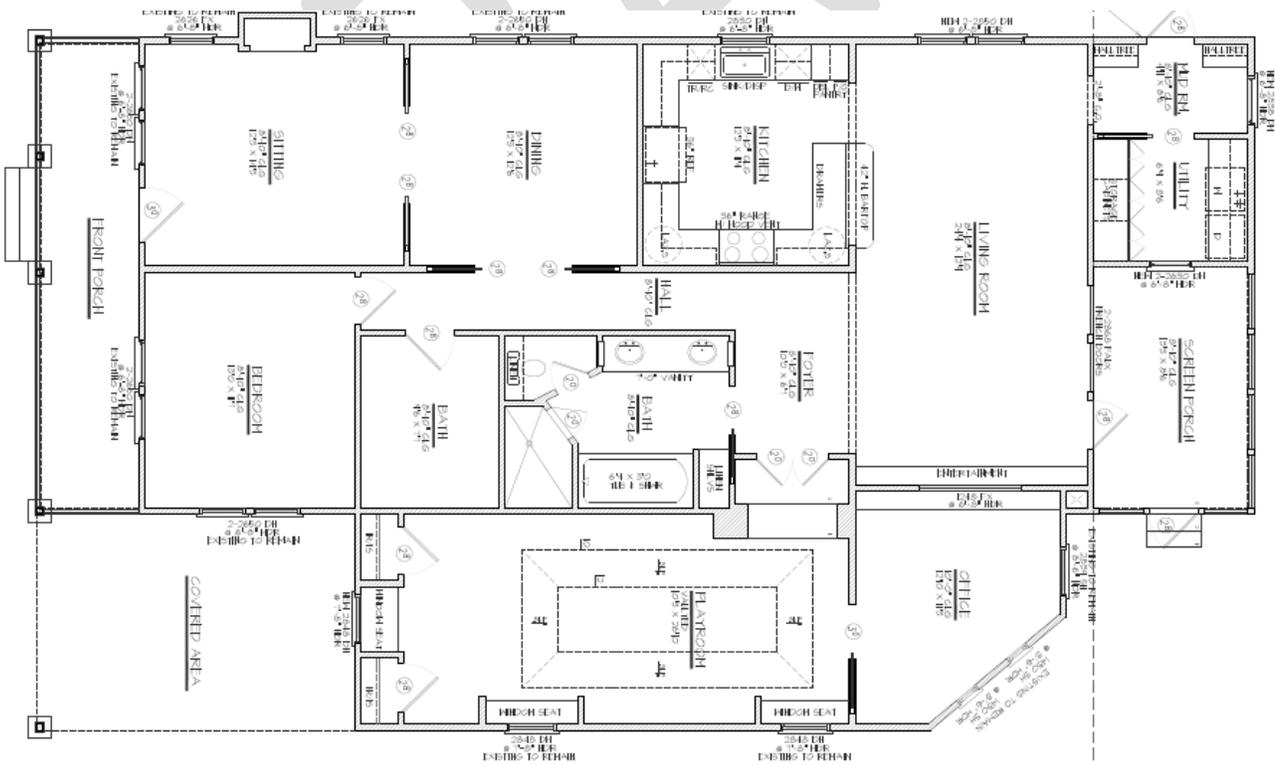




FIRST FLOOR PLAN
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

Size

| Mark | Height | Width | Type | Qty | Material | Mount |
|------|--------|-------|------|-----|----------|-------|
|------|--------|-------|------|-----|----------|-------|

existing - not removing any windows from original structure

Proposed

| | | | | | | |
|-------------|------|------|----|---|----------------|----------|
| mudroom | 3'8" | 2'8" | DH | 1 | Wood | recessed |
| | 3' | 2'6" | DH | 1 | Wood | recessed |
| living room | 5' | 2'8" | DH | 2 | Wood, Dbl pane | recessed |
| Playroom | 4'8" | 2'8" | DH | 1 | Wood, Dbl pane | recessed |

DOOR SCHEDULE

Size

| Mark | Height | Width | Type | Qty | Material |
|------|--------|-------|------|-----|----------|
|------|--------|-------|------|-----|----------|

House
existing
Rear Elevation

| | | | | |
|------|------|--------|------------|--------|
| 6'8" | 2'8" | 1 lite | 4 - 2 sets | wooden |
|------|------|--------|------------|--------|

proposed
Rear Elevation

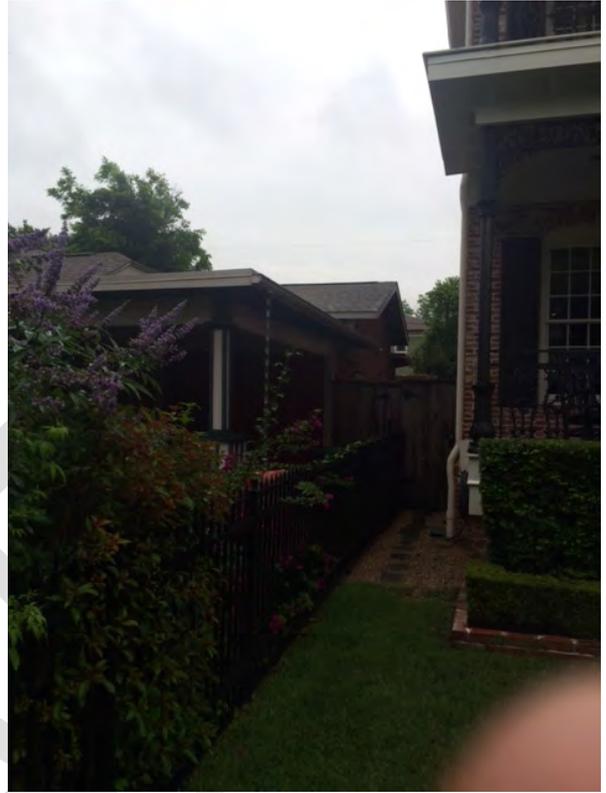
| | | | | |
|------|------|--------|-------------------------------|---------|
| 6'8" | 2'8" | 1 lite | 2 Mahogany dbl pane insulated | passage |
| 6'8" | 2'8" | 1 lite | 2 Mahogany dbl pane insulated | dummy |

PHOTOS SUBMITTED BY APPLICANT

WEST ELEVATION



NORTH, SOUTH, AND EAST ELEVATIONS



PROJECT DETAILS

Shape/Mass: The residence measures 38'-2" wide by 52'-6" deep with a 17'-10" ridge height and a 9'-11" eave height. The addition will begin at the existing rear wall and measure 8'-10" deep by 26'-3" wide (including a 13'-7" wide screened porch) with a 17'-10" ridge height and a 9'-11" eave height.

Setbacks: The residence features a 22'-10" front (west) setback, a 7' north setback, a 4'-10" south setback and a 50' rear (east) setback. The addition will decrease the rear setback to 41'-2".

Foundation: The residence features a pier and beam foundation with a 2' finished floor height to remain. The addition will feature a pier and beam foundation with a 2' finished floor height.

Windows/Doors: The residence features wood double hung windows with 4/1 and 1/1 lite patterns and a wood front door to remain. The addition will feature wood double hung windows with a 4/1 lite pattern and wood doors.

Exterior Materials: The residence features wood siding with a 117 profile to remain. The addition will feature wood 117 siding and a wood screened porch.

Roof: The residence features a hipped roof with a 6/12 pitch clad with composition shingles. An existing south addition features a gable with a 6/12 pitch clad with composition shingles. An existing rear addition features a shed roof with a 0.25/12 pitch clad in composition shingles. The proposed addition will extend the existing ridge with a rear-facing gable featuring a 6/12 pitch clad with composition shingles.

Front Elevation: The residence features two pairs of windows and a front door to remain. One new wood 4/1
(West) window will be installed in the existing south addition.

Side Elevation: The residence features a direct vent chimney flanked by two fixed windows, four double hung
(North) windows, and a vertical piece of trim at the original rear corner to remain. Two new windows will be installed in the existing addition and the proposed addition will begin at the existing rear wall and extend back 8'-10" with one door.

Side Elevation: The residence features six windows and a ridge vent to be retained. The addition will begin at the
(South) existing rear wall and feature a screened porch for its full depth.

Rear Elevation: Not visible from public right of way. See elevation drawings for details.
(East)